



FLH
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 3/25/2014

TO:

PW

FROM:

Xzandrea Fowler (805-781-1172 or xfowler@co.slo.ca.us)
North County Team / Development Review

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

MAR 26 2014

PROJECT DESCRIPTION: DRC2013-00081 PADERO – Proposed minor use permit to construct a 4,878 sf, two-story retail/office building. Site location is 408 S. Main St., Templeton.
APN: 041-113-008.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☒ NO

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached

Date

4.7.14

Name

Xzandrea Fowler

Phone

5271



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: ~~March 10, 2014~~ April 2014
To: Xandrea Fowler Project Planner
From: Tim Tomlinson, Development Services
Subject: Public Works Comments on DRC2013-00081, Padero MUP, Main Street, Templeton, APN 041-113-008

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance.
- B. The proposed project is within the Templeton Road Improvement Fee Area A. Payment of Road Improvement Fees is required prior to building permit issuance.
- C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to future submittal of development permits.
- D. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet.

Fees

6. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Templeton Area A Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Drainage

7. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
8. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
9. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.
10. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

11. **At the time of application for construction permits**, the applicant shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
12. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
13. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



XF

SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 10, 2014

To: Xandrea Fowler Project Planner

From: ~~San Luis Obispo Development Services~~

Subject: Public Works Comments on DRC2013-00081, Padero MUP, Main Street, Templeton, APN 041-113-008

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- OK *Penelope* 6-18-14
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* Please see attachment. Thx- Xzandrea X1172

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- D. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet.



Re: DRC2013-00081 PADERO, North County E-Referral, MUP, Templeton

Charles Riha to: Xzandrea Fowler
Cc: Cheryl Journey, Stephen Hicks

03/28/2014 03:04 PM

History: This message has been replied to.

Xzandrea,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 accessibility / energy laws.
5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required.

Charles Riha, Plans Examiner III



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
976 Osos Street, Room 200
San Luis Obispo, Ca 93408
805-781-5630

<http://www.sloplanning.org>
<http://www.facebook.com/SLOPlanning>
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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

2014 MAR 26 AM 9:19

THIS IS A NEW PROJECT REFERRAL

DATE: 3/25/2014

TO: GEN SVCS

FROM: Xzandrea Fowler (805-781-1172 or xfowler@co.slo.ca.us)
North County Team / Development Review

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment

5-6-14
Date

E. Kavanaugh
Name

781-4089
Phone

BOARD OF DIRECTORS

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Interim Fire Chief

Melissa Johnson
Recreation Supervisor

TEMPLETON COMMUNITY SERVICES DISTRICT

P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820

April 8, 2014

Mr. Angelo Mozilo
109 Rametto Road
Montcito, CA 93108

Subject: Intent to Serve Water and Sewer Service – Proposed 5878 square foot commercial retail project. 408 S. Main St, Templeton, CA; APN No. 041-113-008.

FIRE, PARK, AND SEWER HOOK UP FEES HAVE NOT BEEN PAID AND WILL BE DUE PRIOR TO ISSUANCE OF A SAN LUIS OBISPO BUILDING PERMIT.

Dear Mr. Mozilo:

Templeton Community Services District has reviewed the submitted plans and application for the proposed project to be constructed at 408 South Main Street, Templeton, CA. APN No. 041-113-008. It is noted that the above referenced project is for a 5,878 square foot commercial retail building. The facility as shown on the submitted plans does require water and sewer service based on presented plumbing fixtures consisting of two restrooms, one for each floor level, only. No additional water fixtures are permitted. This parcel currently has 01 water unit and 01 sewer unit for such premises. The District has determined that based on the submitted plans, the 01 water and 01 sewer unit are adequate for servicing the proposed facility as depicted. Please note that the District will require that each building be separately submitted and that one sewer lateral connection will be permitted for the two restrooms shown on the submitted plans.

This Intent to Serve letter obligates the District to make available water and sewer service to the above property to the extent that service applications for such premises propose no more units of use than are stated above. This commitment is not transferable to any other property.

The District reserves the right to review all future plans and each tenant improvement made on any and all proposed premises(s) with respect to any water or sewer service prior to building permit. Furthermore, if your water and sewer service increases substantially, the District reserves the right to reassess your service and you may be required to participate in a retrofit

program at your expense as well as purchase additional water and/or sewer units as deemed necessary.

At the time that you apply for actual water and sewer service from the District, you will be subject to District Ordinances, Rules and Regulations governing such applications and connections to the District's system.

Water and sewer services are not immediately available, as the developer has not yet tied into the District's main lines.

Please note that Sewer hook-up fees, fire and park facilities fees have **NOT** been paid in full and will be due prior to the issuance of a building permit.

If you should have further questions regarding this Intent to Provide Water and Sewer Service Letter, please feel free to contact me at (805) 434-4915.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bettina Mayer".

Bettina Mayer, PE
District Engineer

ONE WATER UNIT OF USE = 300 GPD

cc: Jeff Briltz, General Manager

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Utilities Supervisor

Natalie Klock
Finance Officer

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Interim Fire Chief

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TEMPLETON COMMUNITY SERVICES DISTRICT

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www.templetoncsd.org

April 7, 2014

Angelo Mozilo
109 Rametto Road
Montecito, CA 93108

RE: 408 South Main Street
APN 041-113-008

Dear Mr. Mozilo:

The Templeton Fire Department has reviewed the plans for two buildings totally 5,878 square feet to be constructed at 408 South Main Street in Templeton. Per the 2013 California Fire Code (CFC), as amended, the Templeton Fire Department will require the following:

1. Fire safety sprinklers are required in both buildings. The plans will be required to be approved by the Fire Department prior to installation. Plans for said fire sprinkler systems shall be reviewed, approved and stamped by a Fire Protection Engineer (FPE) prior to being submitted to the Department. NFPA 13 and Templeton Fire Department (TFD) standards will govern the design and installation.
 - a. Each building shall have its own riser and control valve.
 - b. The sprinkler systems shall be supervised and monitored in accordance with CFC Sections 903.4, 903.4.1 and 903.4.1.2 and NPFA 72.
2. Each Building may use the 804 address. Additionally, the letter A and the letter B shall be placed on each building. These numbers and letter shall be 12 inches in height. Individual suite addressing shall be indicated on each suite using A 101, A 102, B 101, B 102, etc. for the first floor suites and A 201, A 202, B 201, B 202 etc. for the second floor

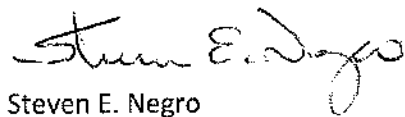
suites. Numbers and letters shall be a minimum of 6 in height. All numbers and letters shall be in a color contrasting to their background. See attached Exhibit #1C.

3. KNOX Key box shall be installed on each building. Keys will be required from all suites, to allow fire department access to the interior of all offices including other areas that may be locked.
3. 2A10BC fire extinguishers shall be installed on each floor. Travel distance to any extinguisher shall not exceed 75 feet of travel.
4. Attic access shall be provided per the California Building Code.
5. It is suggested that emergency exit lighting be provided and incorporated on any illuminated exit sign, so to better direct occupants to exits in an emergency.

Please note nothing contained herein abrogates any more restrictive requirements by other agencies having jurisdiction.

Please have this letter and the plans available at the job site when Fire Department personnel make inspections.

Respectfully,



Steven E. Negro
Interim Fire Chief

**Industrial/Commercial/Office Addresses
(example of buildings on the same street)**

